



PIER 27
RESIDENCES ON THE LAKE

WHERE YONGEST MEETS THE LAKE

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The Residences Of Pier 27. There is nothing like this anywhere.

Where earth meets water, global perspectives converge.

Pier 27 is Toronto's new landmark sculpture of glass and steel right on the water's edge, possessing a commanding international presence. Situated at the centre of one of the world's greatest destinations, Pier 27 is a home of global proportions. As Toronto thrives and evolves into a dynamic world metropolis, be part of one of the most significant moments in the city's history. Your new port of call. Pier 27.

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- 1 BEDROOM
- 1 BEDROOM + DE N
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- 2 BEDROOM + DE N

RIGHT ON THE WATER, SO CLOSE YOU CAN REACH OUT AND TOUCH IT.

With unobstructed forever views of Lake Ontario unfolding on the south and the rhythmic pulse of downtown all around. Here, innovation, integrity and sophistication combine to create a new world-ranking residence that effortlessly transcends the ordinary.

The condominium residences of Pier 27. At the very heart of the central Toronto waterfront, a condominium at home in any of the great ports of the world.

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WHERE YONGE ST. MEETS THE LAKE



PIER 27



IT'S UNLIKE ANYTHING YOU'VE EVER SEEN.

PIER 27

The unique waterfront location of Pier 27 is enhanced by a masterpiece architectural achievement which epitomizes all that's great about this city. Like the great port cities of the world - Barcelona, New York, Tokyo, London, Madrid, and Dubai - Toronto's waterfront pulses with a palpable sense of electricity. It's right where the city starts, harnessing the energy that surrounds it. And Pier 27 is the waterfront's new flagship, right on the water's edge, an international beacon of excellence.

A transparent sculpture that represents the unification of natural elements, Pier 27 promotes connectivity. It is a *pièce de resistance* at the junction of earth, air and water.

safe harbour for the worldly cosmopolitan





Glass, Steel, Wind and Water

PIER 27
RESIDENCE ONE

VIEW FROM THE LAKE LOOKING NORTH



Glass, Steel, Wind and Water

Like water poured into water, Pier 27 flows seamlessly between land and lake. The all glass structure reflects the wind and sky, combining and unifying the elements into a sculptural masterpiece, grand in scale and scope, an architectural icon for the city's evolving waterfront. The striking Pier 27 SkyBridge blends space, light and form in a visually stunning symbol of connectivity and vision. Joining Pier 27's east and west wings, the SkyBridge is a bold architectural expression of prestige and luxury. Engaging the eye with its inspired design and housing the largest and most prestigious suites, the SkyBridge sets the tone of the residence and surrounding waterfront community. Pier 27 is connoisseurship with feeling, a uniquely authentic spirit of place. This is Toronto's new definitive landmark.



WEST VIEW

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EAST VIEW

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SOUTH VIEW



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TOWNHOME ELEVATION

Inside, the suites continue the theme of transparency and light.

Contemporary interior spaces offer panoramic water and city views harmonizing world-class urban living with serene quietude. Refined timeless designs feature engineered hardwood floors, cabinetry finished imported appliances, granite countertops in kitchen, 10' ceilings throughout, and sculpted glass balconies. At Pier 27, be part of – or apart from – the city that surrounds you.



Your Passport
to the extraordinary



Your Passport to the extraordinary

Deepen time with the Pier 27 lifestyle. A sanctuary for the body and mind, the full-service health club and spa includes a Pilates and yoga studio, exercise machines and weightlifting areas, massage rooms, spa facilities, thermal relaxation pool and a resistance exercise pool. On call health trainers and rehabilitative professional will help you reach new heights of health and fitness on your schedule.



Your Passport to the extraordinary

At the Pier 27 pool, be in the water by the water. Elements converge by the pool patio, enfolding you in pure comfort and sublime calm.



Only the five star hotels
of the world's greatest ports of call
equal Pier 27's luxury amenities.

Live, play, and stay connected at your waterfront residence. An elegant two storey lobby, private theatre, residents' lounge, party and dining room, caterers' kitchen and two guest suites extend the energy of the city to your door.

Travel to any of the great addresses of the world and still you will return with anticipation to Pier 27.

PARTY ROOM

PIER 27
RESIDENCES ON THE LAKES



PARTY ROOM

PIR 27
RESIDENCES ON THE BEACH



LOBBY

PIR 27
RESIDENCES ON THE LAKE



RESIDENT'S CASUAL LOUNGE



THERMAL RELAXATION POOL



PRIVATE SCREENING THEATRE



PIR 27
RESIDENCION THE LAST

Unlike anything
you've seen before



Step out your front door and the world unfolds.

Pier 27's coveted location places you within walking distance to the most desirable destinations in the city. Toronto's downtown centre of business and entertainment is just moments away. Fine dining, fine art, exclusive shopping, movies, music, sports, and theatre: your home is at Toronto's cultural crossroads.



PIER 27
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Pier 27 also lies right on Ontario's Waterfront Trail, interweaving and connecting the downtown core. The famous trail is a nine hundred kilometer celebration of nature and culture extending from Niagara Falls all the way to Kingston. Passing by the front door of Pier 27, it is a route where one inspired presence salutes and complements another.

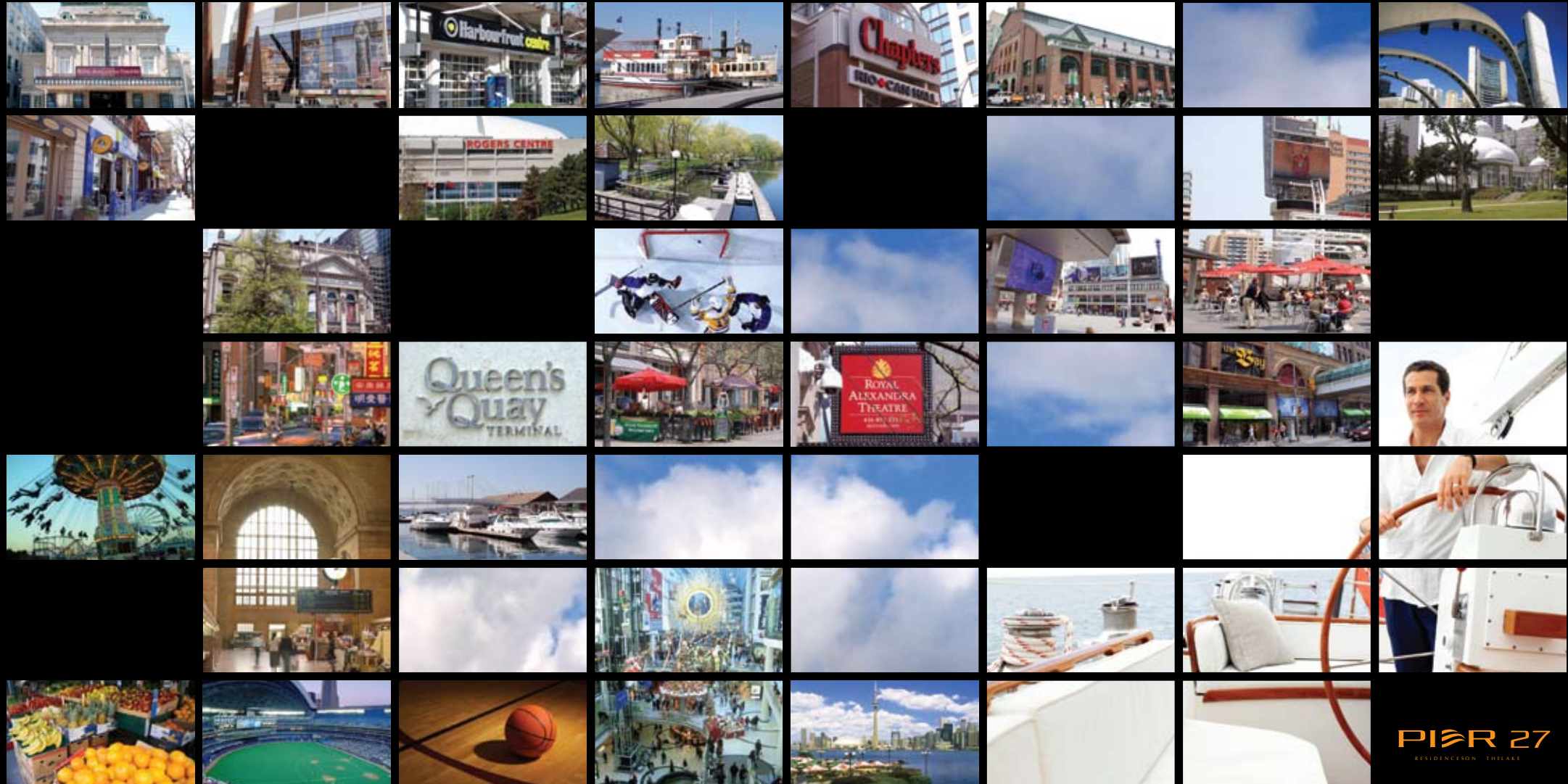
PIER 27
RESIDENCES ON THE LAKE I



GUESS



Air Canada Centre (Toronto's foremost venue), the Convention Centre, the Hummingbird Centre, the Royal Ontario Museum, and the brand-new Four Seasons Centre for the Performing Arts - a magnificent performance venue and a historic cultural milestone for Canada - are all within Pier 27's radius. Be in the centre at Pier 27.



PIER 27
RESIDENCES ON THE LAKE

The Pier 27 Development Team

The builders of Pier 27 celebrate the launch of a new international icon. The culmination of years of planning and the epitome of great design, this landmark residence is poised to capture the collective imagination of Toronto and the world.



The Pier 27 development team includes, from left to right: Gino DeGenova, Joe Cordiano, Danny Salvatore, Sam Crignano, Robert Cheung, Chi Cheung, Paulo Stellato and Joe Salvatore.

The Pier 27 Consultant Team

ARCHITECTS ALLIANCE

Peter Clewes

Over 25 years of practice, Peter Clewes has established a reputation as one of Canada's most adventurous architects, behind some of the most innovative residential buildings in North America. He has extensive experience in all aspects of the process, from planning and economics to design and construction. Peter's notable projects include the award-winning Terrence Donnelly Centre for Cellular and Biomolecular Research at U of T, the Kaiser Computer Science and Engineering Building at UBC; mixed use development projects in Canada, the US and Europe; and the first 'green' student housing in Canada: the Pond Road Residence at York University. His innovative residential projects have been published internationally, and have received awards from the Ontario Association of Architects (OAA), Canadian Architect, and the City of Toronto. For his work on the TDCCBR, he shares three awards with Adrian DiCastrì and Stefan Behnisch, from the Royal Institute of British Architects, Architectural Record and Business Week Magazines, and the OAA. In 2005 Peter was appointed to the Waterfront Design Review Panel for the Toronto Waterfront Revitalization Corporation.

MUNGE LEUNG

Alessandro Munge

Alessandro Munge, Managing Partner, is well known for his dynamic approach to business and design. With over fifteen years experience in the design industry, Alessandro has developed a compelling ability to capture concepts that support the financial and marketing goals of every project. Alessandro has led the firm to international fame with awards from Hospitality Design, International Interior Designer's Association, and Best of Canada Design Competition. Alessandro's passion for design combined with his coherent design approach has earned partnership on high-end projects such as The Harmon Hotel at Project City Center Las Vegas, W Minneapolis Foshay, and Hotel Georgia in Vancouver BC.

Sai Leung

Sai Leung, Design Director and Partner, is recognized for his refined design sensibility. Sai leads the studio throughout each stage of the project assuring that Munge Leung's design vision is properly translated and realized. He is particularly talented in the art of lighting design; his projects demonstrate conceptual clarity, versatility and innovation. "Never follow...lead by design" is a philosophy visible in all of Munge Leung's projects. Munge Leung's designs are interpreted as being in constant motion, analyzing market trends to understand up-to-date consumer demands while projecting and anticipating future desires to meet the lifestyles of tomorrow.

INTERNATIONAL HOME MARKETING

Michael Wilson

Michael is a graduate of York University and has an Honours B.A. Michael is a Principal and co-founder of International Home Marketing Group Limited. He has over 25 years of in-depth, hands-on experience in all aspects of residential Sales and Marketing. As well, he has extensive experience in the project management of many residential projects from land acquisition, planning and development, construction, customer service as well as marketing. Prior to creating International Home Marketing Group, Michael was the Senior Vice-President of two major public real estate companies both with extensive residential involvement in both Toronto and Ottawa, the primary Ontario markets. In addition to being directly in charge of all aspects of the marketing and sales, Michael will oversee specific aspects of marketing programs that require a personal touch with architects, planners, surveyors and property managers.

Andrew Kowalsky

Andrew is a graduate of the University of Toronto and has a B.A. Andrew is a sales manager of International Home Marketing Group. His 15 years of experience spans many aspects of the real estate industry, such as sales, product design, feature & finishes selections, hiring and management of sales personnel and sales centre co-ordination. His experience encompasses a full spectrum, in terms of both low-rise and high-rise developments having played an integral role in the sales of over 5,000 units. Andrew was also Vice President of a major Toronto homebuilder.

VICBAR MARKETING

Vicki Griffiths

Vicki Griffiths, President of Vicbar Marketing Limited, has over 20 years experience in the fields of marketing and public relations specializing in the areas of real estate, the not-for-profit sector and health care. Her innovative approach to communications challenges has assisted her real estate clients to raise their corporate awareness and heighten their project profiles. She graduated from the University of Manitoba B.A. and has sat on a number of health related and non profit boards.

GUIDELINES ADVERTISING INC.

Bryan Levman

Bryan Levman has over 30 years experience in GTA's new home industry and is founder and partner of Guidelines Advertising Inc., one of the city's foremost and largest real estate marketing firms. Specializing in land evaluation, new ideas in community development and product innovation, Levman is a trusted consultant for many of the major highrise and lowrise builders in the city. He was educated at the University of Toronto (B.A. 1969, M.Sc., 2001) and has published widely on real estate topics, music, geology and religion.

Vince Casali

Vince Casali has 15 years experience in the new home industry and is a partner in Guidelines Advertising Inc. A graduate of the Ontario College of Art and Design, Casali is a talented artist in his own right as well as a brilliant graphic designer and creative director of the company. Most of the great marketing concepts and community vision imaging that Guidelines is famous for are created under by Casali or his creative team. Casali is also the President of Guidelines Advertising Inc.





An original architectural achievement

In Pier 27, Fernbrook Homes and Cityzen Development Group take their combined years of experiences in architecture, engineering, and technology to a new standard with this original architectural achievement.

Fernbrook
HOMES

Fernbrook Homes creates communities and homes of distinction, building memorable neighbourhoods that are coveted places to live. Demonstrating unparalleled design and construction excellence, Fernbrook communities show extraordinary value appreciation, setting the bar for housing excellence in the GTA. Fernbrook believes that customer service is a builder's first and foremost priority, and takes pride in customers who remain thrilled with their new homes long after purchase. With unique, leading-edge communities across the GTA, including Oakville, North York, downtown Toronto and Mississauga - the site of the unprecedented Absolute City Centre condominium community - Fernbrook has proven its commitment to Ontario's homebuyers over and over again.

cityzen
DEVELOPMENT GROUP

Cityzen Development Group specializes in elegant urban lifestyle communities — luxurious quality homes that reflect the character and history of their distinct locations. Location, natural splendour and brilliant layout and design come together to provide Cityzen homeowners with the ultimate urban residences. The Cityzen difference is apparent in every community the company develops. Whether the Hemingway in Don Mills or London in downtown Toronto, a Cityzen community is distinguished by originality, innovation and seamless integration and enhancement of the existing urban fabric.

BUILDING AMENITIES

- Two storey elegant lobby, with mirror back etched glass walls and limestone slab flooring, designed by award winning Munge/Leung.
- Two separate conveniently located elevator banks, with mirror finished stainless steel doors.
- Private dining room with polished marble long bar, presentation kitchen and fireplace.
- Fully equipped caterers' kitchen.
- Private screening theater.
- Resident's casual lounge with billiards.
- Professionally equipped fitness zone including a meditation/ yoga centre.
- Outdoor swimming pool overlooking the lake, complete with cabanas and 2 outdoor fireplaces.
- Indoor spa, with thermal relaxation pool and resistance exercise pool.
- Spa treatment rooms.
- Steam, sauna and change rooms.
- Two guest suites.

BUILDING SERVICES

- Full time executive concierge.
- Valet car service for visitors.
- By appointment personal trainer and massage therapist.

FOYER, GALLERY AND HALL

- For flooring, choose from sealed marble, granite or limestone in honed or polished finish or porcelain tiles or thick custom-stained prefinished engineered wood flooring.

LIVING ROOM, DINING ROOM AND LIBRARY

- A glass-enclosed, direct-vent gas fireplace[Marker] with a choice of plaster or wood mantie, and marble or limestone surround, as per plan.
- For flooring, choose from custom-stained prefinished engineered wood flooring or 60 oz. cut pile wood carpet on premium underpad.

KITCHEN

Cabinetry

- Choose from custom-designed cabinetry by Munge Leung cabinetry in framed, transitional or contemporary profiles, hand finished in a wood stain or paint glaze, with a choice of hardware.
- Cabinet drawers have a self-closing, concealed, full-extension runner system.
- Door units will be closed and installed to the front edges of the cabinets, and will be fit with anti-slam technology.

- Cutlery, silverware, utensil, spice inserts to the cabinet drawers, pull-out shelves and under-counter waste bins will be provided.
- Under-cabinet lighting will be provided to illuminate the cook's workspace.
- Filtered water system for the kitchen sink will be provided.

Island

- Island, as per plan, will feature a cantilevered top for bar seating, a split electrical receptacle will be provided in the island, as well as a capped electrical ceiling outlet overhead as per plan.

Counters and Backsplash

- Choose from double-edged granite, marble or quartz composite in honed or polished finish.
- For the backsplash, choose from granite, marble in honed or polished finish or glass tiles.

Flooring

- Choose from sealed marble, granite in honed or polished finish or porcelain tiles or custom-stained pre-finished engineered hardwood.

Appliances

- Refrigerator – Sub-Zero fully integrated refrigerator with panel doors to match kitchen cabinets.
- Miele oven and built-in microwave matching kitchen cabinet trim.
- Cook Top – Miele gas cook top
- Exhaust Hood – stainless steel hood with high velocity capacity.
- Dishwasher – Miele Whisper Quiet integrated dishwasher with paneled door to match kitchen cabinets.
- Washer/Dryer – Miele white front-loading.

MASTER ENSUITE

Vanity and Fixtures

- A custom-designed vanity by Munge Leung.
- Choose from double-edged granite, marble or limestone countertops in honed or polished finish, with a Kohler under-mount basin.
- Nobili faucets and accessories.
- One-piece elongated skirted universal-height toilet.

Tub and Shower

- A built-in or freestanding bathtub will feature a polished chrome wall or floor mounted tub filler with a single-level control and a diverter for the wand-style hand shower.
- Temperature shower control.
- Shower screens and doors will feature frameless tempered and etched glass.
- For the shower enclosures, choose from floor-to-ceiling sealed marble, granite, limestone tiles in honed or polished finish or porcelain.

Flooring

- Choose from sealed marble, granite or limestone tiles in honed or polished finish or porcelain.
- Shower flooring is to be stone mosaic tiles compatible with the walls.
- In-floor electric radiant heating will be controlled by a programmable thermostat.

MAIN/SECOND BATHROOM

Vanity and Fixtures

- A custom-designed vanity by Munge Leung.
- Choose from double-edged granite, marble or limestone countertops in honed or polished finish, with a Kohler under-mount basin.
- Nobili faucets and accessories.
- Temperature shower control.
- Water saving one-piece elongated skirted universal-height toilet.

Tub and Shower

- Shower doors will feature frameless tempered and etched glass.
- For the shower enclosures, choose from floor-to-ceiling sealed marble, granite, limestone tiles in honed or polished finish or porcelain.

Flooring

- Choose from sealed marble, granite or limestone tiles in honed or polished finish or porcelain.
- Shower flooring is to be stone mosaic tiles compatible with the walls.

LAUNDRY ROOM

- White porcelain flooring.

POWDER ROOM

- A custom-designed Munge/Leung vanity will feature a unique basin.
- Accessories will include a Nobili Collection and matching tower bar and tissue holder.
- Toto water saving one-piece elongated skirted universal height toilet.
- For flooring, choose from sealed marble, granite or limestone tiles in honed or polished finish or porcelain.

HEATING AND AIR CONDITIONING SERVICE

- Heat pumps will provide multiple year-round heating and air conditioning zones within the suite (the number of zones and heat pumps will vary according to suite size).

PEACE OF MIND FEATURES

- All main entrances and exits are monitored with closed circuit television system.
- Card access throughout all common areas.
- Enter-phone and cameras at all visitor entrances allowing in-suite viewing through television.
- All parking with security alarm stations and security monitoring from concierge desk.
- Suite intrusion alarm system with personal keypad and door contact at all suite entries.
- Emergency in-suite voice communication system, smoke and heat detectors.

GENERAL

Ceiling Heights

- Ceiling heights in Principal Rooms are 10' from the concrete floor slab to the underside of the smooth finished ceilings.
- Ceiling heights in kitchen, closets, bathrooms and foyer are dropped to accommodate pot lights and mechanical work.

Interior Doors

- All doors and room entry portals will be 8' high, solid core doors as per plan.
- Pivot bedroom doors as per plan.
- Imported lever hardware.

Paint

- Walls, baseboard, trim and doors will be painted to two prime paint finishes and one final coat of paint.
- Ceilings to have a white, smooth paint finish.

Windows

- Full-height window system will incorporate double-glazed sealed units and operable awning windows.

Terraces and Balconies

- Balconies and terraces will be accessed by sliding glass doors.
- Architecturally-controlled stucco-finished ceilings and lighting.

Lighting and Technology

- Vapour-proof pot lights will be provided over the free-standing tub and in all showers.
- A 100 amp service panel with circuit breaker will be located in the laundry room.
- Switched wall receptacles will be provided in the living room, dining room, library and bedrooms, plus one switched floor receptacle in the living room, and one capped ceiling electrical fixture outlet in the dining room and in bedrooms.
- All foyer closets will feature door-activated lighting.
- Cabling will be provided to jacks in the Principal Rooms for television, telephone, and Internet service.
- Windows will be wired for low-voltage motorized window shades.

LIFE SAFETY

- Residences will contain a smoke and carbon monoxide detector that will sound within the suite.
- An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.

From builder's standard samples. As per plan. Principal Rooms consist of the Living Room, Dining Room, Library, Kitchen and Bedrooms. All features and finishes are subject to change without notice. H, B & C, E. Please note: *The ceiling heights stated are approximate. The height is measured from the upper surface of the concrete floor slab. Where ceiling battens are installed or where drop ceilings are necessary such as kitchen, foyer, closets, bathrooms, laundry rooms and hallways, the ceiling height will be less than 10'. All colors and finishes are to be selected from vendor's standard selections. All available features and finishes are as per plan and may vary from suite to suite. Prices and specifications are subject to change without notice. All areas and spaces shown otherwise are approximate. Floor area measured in accordance with Tarrin bulletin #22. Actual living area will vary from floor area stated. Builder may substitute materials for those provided in the plans and specifications provided such materials are of equal or better than the material provided for in the plans and specifications. Decorative and upgraded items displayed in the furnished model suites and sales office are for display purposes only and are not included in the purchase price. E.A.O.E.